THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 15105628

BILL GARRETT, Davidson County
Trans:T20150108740 DEEDWARR
Recvd: 12/28/15 08:52 2 pgs
Fees:13.00 Taxes:921.30
20151228-0129531

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $249,000.00.

Affiant

Subscribed and sworn to before me, this 14th day of December, 2015.

Notary Public
My Commission Expires: _____

Return to:
Advantage Title And Escrow, Inc.
3325 Aspen Grove Dr., Ste 104
Franklin, TN 37067
File # 10213

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Young Bok Kim and Chong Hwa Kim 4702 BRIGHTON VILLAGE DR Nashville TN 37211-6670	~~New Owner~~ US Bank Home Mtg 7601 Penn Ave S Ste A1 Richfield MN 55423	Tax Parcel ID No. 161-09-0A-002.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jeffrey Ajhar and Amanda Ajhar, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Chong H. Kim and Young B. Kim, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennesse, being Townhome Unit No. 4702 as set forth in the Master Deed Establishing Brighton Village, and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record as Instrument No. 20080117-0005582 in the Register's Office; said Lots also being shown as part of Exhibit "E" to said Master Deed.

Being the same property conveyed by Quit Claim Deed from Amanda Ajhar, a formerly known as Amanda Harrell, a married woman who acquired title as a single woman to Amanda Ajhar and Jeffrey Ajhar, a wife and husband as joint tenants with right of survivorship, as recorded on the 27th day of July, 2012 in Instrument No. 20120727-0066323 and Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company to Amanda Harrell, a single woman, as recorded on the 4th day of September, 2008 in Instrument No. 20080904-0090491, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing BRIGHTON

VILLAGE Condominium of record in Instrument No. 20080117-0005582 , as amended by instrument(s) of record in Instrument No. 20080808-0081965; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Driveway, recorded in Book 7233, Page 438 and Book 7416, Page 47.

Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances, recorded in Instrument Nos. 20061027-0133575 and 20071121-0136402.

Matters shown on Boundary and Topographic Survey of the Zachary Rucker, Sr. Property, by Horton & Associates, Inc. Jeffrey K. Kimbro, TN RLS #1756, last revised March 1, 2004, including 20 foot wide sanitary sewer easement crossing subject property, along Edmondson Pike and encroachment by rock wall and concrete driveway onto adjoining property to the South.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument Nos. 20061027-0133549 and 20071121-0136366.

Agreement Regarding Sewage Soil Absorption System recorded in Book 7230, Pages 136 and 137.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage recorded in Book 7520, Page 908 and Instrument No. 20061027-0133575.

Application to combine parcels recorded in Instrument No. 20071128-0137905.

This is improved property located at 4702 BRIGHTON VILLAGE DR Nashville TN 37211-6670

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of December, 2015.

Jeffrey Ajhar

Amanda Ajhar

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jeffrey Ajhar and Amanda Ajhar, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of December, 2015.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018